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Condominium Corporation No. 112 2235  
ANNUAL GENERAL MEETING MINUTES  
November 8, 2025

1. **Call to Order** – Meeting call to order at 10:00 am

Tyler Chapman, Owner, Chaired the meeting.

Lorie Ephgrave, Board Member, was appointed recording Secretary of the meeting.

2. **Call the Roll/Establishment of Quorum**

Current Board Members in attendance

Bryce Chapman  
Jamie Kobi

Lorie Ephgrave

Current Board Members in attendance via video:

Gene Dobie

Robert Steinbach

A Quorum for the Annual General Meeting of Owners has been met for Condominium Corporation No. 112 2235 with 403.83 Units, representing 4,147.33 Unit Factors, in attendance.

17 Persons in Attendance, Representing 157.5 units and 1,203 Unit Factors

Proxies representing 246.33 units and 2,944.33, were accepted

21 Units, representing 278 Unit Factors, were ineligible to vote due to arrears

293 Units with 293 Unit Factors for parking stalls owned by Condominium Corp. were ineligible.

Quorum: 403.83/858 eligible units in attendance – 47.07%

4,147.33/9,429 eligible unit factors in attendance – 43.98%

3. **Adoption of the agenda**

Motion by S. Kobi seconded by Tr. Chapman to adopt the agenda as presented.

**403.83 In Favour, None Opposed**

**Motion CARRIED**

4. **Proof of Notice of Meeting**

All notices listed below were sent via email or hand delivered based on information provided by Owners:

- October 3, 2025 the Save the Date Notice and on October 24, 2025 the Final Notice and November 8, 2025 AGM Package emailed or hand delivered to Owners of record as at that date.

**5. Reading and Disposal of any unapproved minutes**

Motion by L. Ephgrave, seconded by S. Kobi to approve the minutes from the last AGM dated December 14, 2024 as presented.

**403.83 In Favour, None Opposed  
Motion CARRIED**

**6. Report of Officers**

President's Report was circulated at the meeting. Copies will be posted on the [www.rpgcondo.ca](http://www.rpgcondo.ca) website.

Treasurer's Report was circulated at the meeting. Copies will be posted on the [www.rpgcondo.ca](http://www.rpgcondo.ca) website.

**7. Reports of Committees**

There are no active committees.

**8. Financial Report and Appointment of Accountants or Auditors**

Motion by B. Chapman, seconded by D. Keating to approve the audited financial statements for December 31, 2024, as presented.

**403.83 In Favour, None Opposed  
Motion CARRIED**

Motion by S. Kobi, seconded by L. Ephgrave to appoint BDO to perform the audit until the next Annual General Meeting and that the remuneration be fixed by the Board of Directors.

**403.83 In Favour, None Opposed  
Motion CARRIED**

**9. Capital Reserve Fund Report**

Motion by S. Kobi seconded by B. Chapman to accept the Capital Reserve Fund Report for December 31, 2024, as presented.

**403.83 In Favour, None Opposed  
Motion CARRIED**

**10. Unfinished Business**

None carried forward.

**11. Ratification of Past Acts of Board Members and Officers**

Motion by D. Keating, seconded by S. Kobi to ratify the past acts of the Board Members and Officers

**403.83 In Favour, None Opposed  
Motion CARRIED**

**12. Election of members of the Board – Set Number of Members:**

Motion by B. Chapman seconded by Tr. Chapman to fix the Board of Directors at five (5) members.

**403.83 In Favour, None Opposed  
Motion CARRIED**

**13. Election of members of the Board:**

The following were nominated for election to the Board of Directors

<b>Gene Dobie</b>	<b>Bryce Chapman</b>	<b>Jamie Kobi</b>
<b>Robert Steinbach</b>	<b>Lorie Ephgrave</b>	

Board declarations were reported, in writing, in the Annual General Meeting documents circulated to Owners and available at the meeting

Motion by S. Kobi, seconded by D. Forster to approve the nominations.

<b>Gene Dobie</b>	<b>Lorie Ephgrave</b>	<b>Bryce Chapman</b>
<b>Robert Steinbach</b>	<b>Jamie Kobi</b>	

The following were duly elected as Directors of the Corporation until the next annual general election of Directors unless their office is vacated or a successor is appointed in accordance with the Bylaws of the Corporation and the Condominium Property Act:

<b>Gene Dobie</b>	<b>Lorie Ephgrave</b>	<b>Bryce Chapman</b>
<b>Robert Steinbach</b>	<b>Jamie Kobi</b>	

**14. New Business:**

No New Business was presented.

**15. Adjournment of Meeting**

Motion by Tr. Chapman, seconded by S. Kobi to adjourn the meeting at 10:11 am.

**403.83 In Favour, None Opposed  
Motion CARRIED**